

**PLANNING AND ZONING COMMISSION
AGENDA**

Tuesday, March 24, 2015

8:00 P.M.

Room 119

Town Hall

GENERAL MEETING

Update on Town Moratorium application from First Selectman Jayme Stevenson.

PUBLIC HEARING

Coastal Site Plan Review #184-C, Flood Damage Prevention Application #195-C, Land Filling & Regrading Application #102-C, Town of Darien, 36 and 30 Goodwives River Road, and 15 Morley Lane. Proposing to reconstruct the Upper Pond dam; construct a fish ladder; remove approximately 7,500 cubic yards of sediment from the lower portion of Upper Pond; restore aquatic and shoreline habitats of the Upper Pond; and perform related activities within regulated areas. The subject properties are located on the Goodwives River and: at 36 Goodwives River Road (Map #63, Lot #105); 30 Goodwives River Road (Map #63, Lot #104); and 15 Morley Lane (Map #63 Lot #55), approximately 1,500 feet south of its intersection with Old King's Highway South, R-1 Zone.

Amendment of Special Permit Applications #22-O and 22-P, Coastal Site Plan Review #27-D and 27-E, Flood Damage Prevention Application #20-D and 20-E, Land Filling & Regrading Application #325, Tokeneke Club, Inc., 4 Tokeneke Beach Drive. Proposing to amend the previously approved plans for the clubhouse and bathhouse by modifying: the width of the service driveway; the tennis courts; and the lockers; and to perform related site development activities within regulated areas. The property is situated on the southeast corner of the intersection formed by Butler's Island Road and Tokeneke Beach Drive and is shown on Assessor's Map #67 as Lot #83, in the R-1 (residential) Zone.

Business Site Plan #96-J/Special Permit, PAG Connecticut LR1, LLC, 1335 Boston Post Road. Proposal to construct additions and alterations to the existing building, and to perform related site development activities. The subject property is located on the northwest corner of the intersection formed by Boston Post Road and Thorndal Circle and is shown on Assessor's Map #39 as Lot#19, located in the SB (Service Business – commercial) Zone.

Land Filling & Regrading #160-A, David Jones, 93 Mansfield Avenue. Proposing to fill and regrade back yard and install new associated retaining wall, and to perform related site development activities. The subject property is located on the west side of Mansfield Avenue, approximately 20 feet northwest of its intersection with Roland Drive, and is shown on Assessor's Map #17 as Lot #27 in the R-1/3 Zone.

Subdivision Application #612-B, ASL Partners, LLC, 203 Long Neck Point Road. Proposal to subdivide a 2.8+/- acre property into two rear lots, each with a 25 foot access to Long Neck Point Road. The subject property is located on the east side of Long Neck Point Road approximately 1,200 feet south of its southernmost intersection with Pear Tree Point Road, and is shown on Assessor's Map #61 as Lot #9 in the R-1 Zone.

GENERAL MEETING (TIME PERMITTING)

Coastal Site Plan Review #297, Flood Damage Prevention Application #337, Brighton, 115 & 157 Long Neck Point Road. Requesting a 6 month extension of the permit to construct the pedestrian bridge between 115 Long Neck Point Road and Neds Island.

Amendment of Special Permit Application #248-A/Site Plan, Estia's American, Boston Post Road. Request to change the fencing around their outside dining area, install a pergola with a retractable awning, and to eliminate the existing umbrellas.

Amendment of Business Site Plan #146-C/Special Permit, Lithos, 319 Boston Post Road. Request for live indoor music.

Discussion, deliberation and possible decisions on the following applications:

Special Permit Application #277-B/Amendment of Business Site Plan #248, Day Street Development, LLC, 13 Grove Street. Request for Le Boudoir, a personal service use, for a 1,250+/- square foot portion of the first floor of the building at 13 Grove Street. *DECISION DEADLINE: 4/30/2015.*

Special Permit Application #286, Karen Hand, 132 Heights Road. Proposing to establish an acupuncture office in a portion of the first floor of the existing building at 132 Heights Road. The subject property is located on the north side of Heights Road approximately 625 feet west of its intersection with Noroton Avenue, and is shown on Assessor's Map #74 as Lot #14 in the Designed Commercial (DC) Zone.

Deliberation only on the following:

Proposed Amendment to the Darien Zoning Map (COZM #2-2014), Special Permit Application #246-B/Site Plan #251-B, Land Filling & Regrading Application #184-B/lot line adjustment, Sun Homes Darien, LLC, 36, 42 (formerly 0), and 48 Wakemore Street. Proposing to establish the Designed Community Residential (DCR) overlay zone on parcels totaling approximately 2.49+/- acres, and razing the existing three structures on those properties and constructing ten new structures containing fourteen market rate units and two affordable units to become Kensett II, and performing related site development activities. *DECISION DEADLINE: 4/9/2015.*

Special Permit Application #285, Land Filling & Regrading Application #213-A, Anthony & Elizabeth Minella, 53 Horseshoe Road. Proposing to construct a 60' x 100' sports court with associated lighting; along with a related structure attached to the existing residence; install related stormwater management; and to perform related site development activities. *PUBLIC HEARING CLOSED 3/10/2015. DECISION DEADLINE: 5/14/2015.*

Coastal Site Plan Review #69-B, Flood Damage Prevention Application #57-B, Land Filling & Regrading #344, David & Sandra Kirchhoff, 1 Beverly Place. Proposing to raze the existing residence and garage; construct a new single-family residence and attached garage to be connected to the municipal sewer system; construct a new in-ground swimming pool; install associated stormwater management; and to perform related site development activities within regulated areas.

Any Other Business (Requires two-thirds vote of Commission)

ADJOURN.